

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMISSION
Thursday, Aug. 26, 2004**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Frank Gowan, Russ Iverson and Phil Nies. Standing Citizen Committee member Harry Schroeder was present. A motion was made by Iverson, seconded by Albertin to approve the agenda with the addition of Northwoods Mennonite Cemetery under old business. Motion carried. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read. Albertin seconded. Motion carried unanimously.

CORRESPONDENCE:

A letter was read from Bob Stuchal, Executive Director, Hayward Area Development Corporation, regarding a TIF district in the Town of Bass.

ZONING:

Nies reported that the Town Board voted to change the camping ordinance to option #2, dependent on the Sawyer County Zoning Committee approving the requirement for the use of a buildable lot for camper placement. The Town of Bass Lake lost in the Sawyer County Board of Appeals on the matter of "dog leg" lots. The issuance of permits for "dog leg" lots has been approved by Sawyer County Zoning Committee since 1995. The matter of 9000 square foot lots is pending in the Supreme Court.

a. Rezone – Warner. Applicant requested a change from F1 to commercial. He owns lots 14 to 33 off County K. Lots 14 to 18 and 29 to 33 are commercial, and lots 19 to 28 are F1. He wants them all to be commercial so he can erect a building for a storage business. Discussion followed. Motion made by Albertin, seconded by Chevrier, to approve application with recommendations for light shielding and the vegetative buffer to be left intact. Findings of fact: it would not be damaging to the rights of others or property values; it would not be detrimental to ecology, wild life, wetlands, or shore lands; it would not create an air quality, water supply or pollution problem; it would not create traffic or highway access problems; and it would be compatible with the surrounding uses and the area.

b. Variance – Frischmann. Iverson recused himself as he is representing the applicant. Applicant wishes to construct an irregular shaped addition to existing structure with a 2 foot setback from rear lot line. The addition will exceed the 50% requirement. Discussion followed. Motion made by Gowan, seconded by Albertin, to approve the application. Findings of fact: it would not be the convenience of the owner; it would not be the basis of economic gain or loss; it would not be a self-created hardship; there would be no change in the use of the zone district; it would not be damaging to the rights of others or property values; and it would be due to special conditions unique to the property.

c. Variance – Senne. Applicant wishes to construct a 24x34 addition to the dwelling with a 24x34 second story addition, which would be 37 feet from wetlands and 44 feet from Durphee Lake. The foot print is over 1500 square feet. Discussion followed. Motion made by Gowan, seconded by Albertin, to recommend approval with a reduction in the size of the addition to 24x24. Findings of fact: it would not be a self-created hardship; there would be no change in the use of the zone district; it would not be damaging to the rights of others or property values; and it would be due to special conditions unique to the property.

OLD BUSINESS:

1) Land Use Ordinance: Several suggestions have been referred to Mr. Christman and the Sawyer County Zoning Committee.

2) Park Committee:

- a. Grindstone Lake –Demolition of the cabins should take place within the next week or two. Discussion followed. The grant was approved for \$120,000, but no funds have been received as of yet.

3) Northwoods Beach Zone district – No further development.

4) Town Building Permit – Hise unable to attend. Matter tabled until next meeting.

5) Planning Commission Date – Nies recommended that the meetings be moved to the 1st Thursday of the month to allow more time for zoning applications to be reviewed. Discussion followed. Motion made by Albertin, seconded by Iverson, to move meetings to the 1st Thursday of the month, commencing on October 7, 2004. Motion carried. There will be no September meeting.

6) Northwoods Mennonite Cemetery – Chevrier reported on the current ordinance. Presently there is one burial plot in use on the property. Discussion followed.

NEW BUSINESS:

1) Park Names - Members of the committee and the residents of the town are encouraged to think of a name for the Grindstone Lake and town hall parks.

The next meeting will be October 7th at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Albertin. Motion carried. Meeting adjourned at 8:08 PM.

Respectfully submitted by Helen Chevrier, Secretary.

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